110.A	0001	0079.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	720,200	/	720,200
USE VALUE:	720,200	/	720,200
ASSESSED:	720,200	/	720,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #: 79

Owner 1:	ZHAO GUOLIN
Owner 2:	
Owner 3:	
Street 1:	79 ORIENT AVE UNIT 79
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARRIS ANDREW E & -
Owner 2:	PALMIERI MONIQUE SCHRAMME -
Street 1:	79 ORIENT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2010, having primarily Vinyl Exterior and 1700 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	720,200			720,200
Total Card	0.000	720,200			720,200
Total Parcel	0.000	720,200			720,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.65 | /Parcel: 423.65

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 312702

GIS Ref

GIS Ref

Insp Date 09/25/18

PREVIOUS ASSESSMENT

Parcel ID: 110.A-0001-0079.0

!15844!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	720,200	0	.		720,200		Year end	12/23/2021
2021	102	FV	707,800	0	.		707,800		Year End Roll	12/10/2020
2020	102	FV	695,400	0	.		695,400	695,400	Year End Roll	12/18/2019
2019	102	FV	683,800	0	.		683,800	683,800	Year End Roll	1/3/2019
2018	102	FV	623,000	0	.		623,000	623,000	Year End Roll	12/20/2017
2017	102	FV	559,700	0	.		559,700	559,700	Year End Roll	1/3/2017
2016	102	FV	557,800	0	.		557,800	557,800	Year End	1/4/2016
2015	102	FV	537,400	0	.		537,400	537,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:28:23

LAST REV

Date	Time
09/25/18	10:14:58
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15844

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS ANDREW E	69220-171		5/1/2017		712,000	No	No		
PALMIERI MONIQU	63272-405		2/13/2014	Convenience	1	No	No		
ORIENT AVENUE L	56331-308		1/21/2011		505,000	No	No		
ORIENT AVENUE L	56176-517		12/29/2010	Convenience		No	No		M DEED

USER DEFINED

Prior Id # 1:	70023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2014	574	Redo Bas	14,730					

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Measured	DGM	D Mann
2/14/2018	SQ Returned	MM	Mary M
3/3/2017	Meas/Inspect	DGM	D Mann
6/19/2014	Info Fm Prmt	PC	PHIL C
8/22/2013	Info Fm Plan	BR	B Rossignol
2/24/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8223																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	4.3 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.3 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.85294116
Const Adj.:	1.04989493
Adj $ / SQ:	223.875
Other Features:	60795
Grade Factor:	1.10
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	752556
Depreciation:	32360
Depreciated Total:	720196

COMMENTS

SUBDIVISION 6/03/2002, PLAN 532, DOC NO 203.. OF=XTRA SINK IN MBATH. GLA=2295 SFT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	2.5
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	381.71
Special Features:	0	Val/Su Net:	423.65
Final Total:	720200	Val/Su SzAd	423.65

SKETCH

UnSketched SubAreas:
GLA: 1700,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,700	223.870	380,587

Net Sketched Area:	1,700		Total:	380,587	
Size Ad	1700	Gross Area	1700	FinArea	1700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.A-0001-0079.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	